

MATANUSKA SUSITNA BOROUGH

PORT COMMISSION AGENDA

CHAIRPERSON

Dane Crowley

VICE CHAIR

Fred Elvsaas



COMMISSION MEMBERS

John Pike

Bryan Scoresby

Christopher Gerteisen

Assembly Member Bill Gamble

December 9, 2025
Port Commission Special Meeting Agenda
Lower-Level Conference Room,
DSJ 2:00 P.M.

Meeting ID: 239 694 063 313 34

Passcode: Wr7n7e52

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
 - A. Regular Meeting October 20, 2025
4. AGENCY AND STAFF REPORTS
 - A. Mr. Dave Griffin, Port Director
 1. Port Business Development
 2. Service Appreciation for Port Commission Member Bryan Scoresby
 - B. Mr. Joe Metzger, Asset Manager
 1. Terra Energy Center Campus Lease & Development Plan Update
5. PEOPLE TO BE HEARD

6. UFINISHED BUSINESS- N/A
7. NEW BUSINESS
 1. Tariff & Code Changes Discussion
 2. Master Plan Update
 3. Port Assembly Resolutions Discussion
8. ADMINISTRATION AND COMMISSION MEMBER
COMMENTS
9. ADJOURNMENT

I. CALL TO ORDER; ROLL CALL; PLEDGE OF ALLIGENCE

The regular meeting of the Port Commission was held in the DSJ Conference Room 203 and called to order at 3:03 p.m. by Chairperson Dane Crowley. Mayor Edna DeVries led the pledge of allegiance.

Commission members present and establishing a quorum were:

Mr. Dane Crowley
Mr. Christopher Gerteisen
Mr. Fred Elvsaa

Commission members absent and excused were:

Mr. Bryan Scoresby
Mr. John Pike

Assembly Member absent and excused:

Mr. Bill Gamble

Staff and Officials in attendance were:

Ms. Mayor Edna DeVries
Mr. Dave Griffin, Port Director
Mr. Joe Metzger, Land & Resource Mgmt.
Manager
Ms. Corinne Lindfors, Assistant Op. Manager *
Mr. Greg Snell, Bldg. Maint. Spec.*
*Telephonic Appearance

2. APPROVAL OF AGENDA AS AMENDED WITHOUT OBJECTION (Strike natural gas powerplant presentation and change to eFuels production and biomass power generation)

3. APPROVAL OF MINUTES WITHOUT OBJECTION

A. Special Meeting, September 29, 2025

4. AGENCY AND STAFF REPORTS

A. Mr. Dave Griffin, Port Operations Manager

1. Bryan Scoreseby's service award postponed to meeting in December, Mayor DeVries excuses herself.
2. Public Open House Update around 150 people attended it was a positive event. Will try to do two open houses per year.
3. Business Development Update: Speaking with a variety of different companies trying to find a way to do business at the port. Anything from alternative energy, sustainable aviation fuel, mineral processing.
We received an application and adjudicated a permit to Nova Minerals recently for Antimony processing for a 42-acre parcel.
We also received an application from Crowley Fuels for a fuel tank farm in the ballpark of

twenty million gallons. Still in adjudication process. They are working with an engineering firm on design and location.

We had a presentation by Terra Energy at last meeting. That project pertains to Flatlands Coal claim that is out West Susitna. Director Griffin elaborates on Terra Energy project.

Ambler road decision has fueled discussions with AIDEA. If that project moves forward Port MacKenzie is high on the list of ports for moving goods and materials. This and other projects have created the need to finish the Port MacKenzie Rail Extension.

We signed a negotiation agreement with HIF Global; they are online today. That is Keith Meyer and will give presentation.

4. Grants updates: We received the US Department of Transportation Better Utilizing Investment to Leverage Developments Program (BUILD) \$7.8 million to build the barge ramp. We are currently in the early stages of grant negotiations. Director explains processes to get to construction phase.

FEMA Port Security Grant Award Update. \$945,00 including the match. With those funds we will swap out the 1000w ballast and metal allied high mast lights and convert to LED, we will also put shore power and water out to the deep draft dock, electrify the upper gate and get floodlight, camera, and badging system up there. We will also construct secure laydown area and upgrade signage.

Crane has been purchased from 2023 USMHP grant award should arrive by end of the year.

We have three grant applications out right now. One is the Rural Tribal Assistance (RTA) planning grant out which does not require a match. We also have Port Infrastructure Development Grant (PIDP) out seeking seven million dollars, six million for replacement to cell 1 and one million for a dry cargo handling building on the dock. Then the state DOT also submitted a grant application for Port MacKenzie to expand and enhance freight infrastructure in the port district. Director Griffin expands on the DOT grant application.

5. Assembly legislation includes grant updates and the rescinding of the port development permit.

DISCUSSION ENSUED

Discussion returns to Terra Energy permit and lease considerations for Port MacKenzie development.

6. Update on Glenfarne LNG project outreach efforts to bring pipe and materials into Port MacKenzie.

DISCUSSION ENSUED

B. Mr. Joe Metzger, Asset Manager

1. Review Port Lease/Permit Activities:

We have a new permit, AK Range Resources aka Nova Minerals glad to have them.

DISCUSSION ENSUED

5. PERSONS TO BE HEARD: Keith Meyer, introduction, and HIF Global/eFuels presentation.
Discussion Ensued

6. UNFINISHED BUSINESS: N/A

7. NEW BUSINESS

A. Mr. Dave Griffin, Port Director

1. Tariff and meeting discussion. I would like to see us meet more often to look at and discuss the tariff. We are due to update it next year. Corinne will put together some tables

to look at tariffs on the road system and compare ours. Director elaborates on tariff review considerations.

DISCUSSION ENSUED

2. MSB Code is another subject I would like us to look at for review.

DISCUSSION ENSUED

3. Removal of the shiploader and conveyor on the dock is the last item to discuss.

DISCUSSION ENSUED

8. CORRESPONDANCE AND INFORMATION

N/A

9. ADMINISTRATION AND COMMISSION MEMBER COMMENTS

Commissioner Fred Elvsass comments on Tariff rates may need to think in the opposite less is more, it's a cheaper place to do business, it's a better borough to work in because it's so pro-business. We want to spur business out here. I think it might be the catalyst to growing things out there, once you have the business then look at realistically raising the rates.

DISCUSSION ENSUED

Port Director Dave Griffin comments activity is what we are looking for. The money will come. The fact that Nova Minerals put a flag down, now there are a lot of people looking to put a flag down out there.

Commissioner Dane Crowley comments on having more work sessions. Mondays aren't a good day for me later in the week is better.

DISCUSSION ENSUED-Tuesdays and Wednesday

Land and Resource Division Manager, Joe Metzgar comments on remembering comments a while ago were about not needing meetings quarterly because there wasn't much to talk about and now, we need more meetings. That is a good thing.

DISCUSSION ENSUED including the upcoming open Port Commission seat vacancy.

Commissioner Dane Crowley addresses Michelle Heune who thanks the commission and offers hwe support.

Commissioner Dane Crowley Thank you everyone who attended and voices encouragement about the port's future.

Commissioners discussed and decided to hold a special meeting in December date TBA.

10. ADJOURNMENT

The meeting adjourned at 4:49 p.m. without objection.

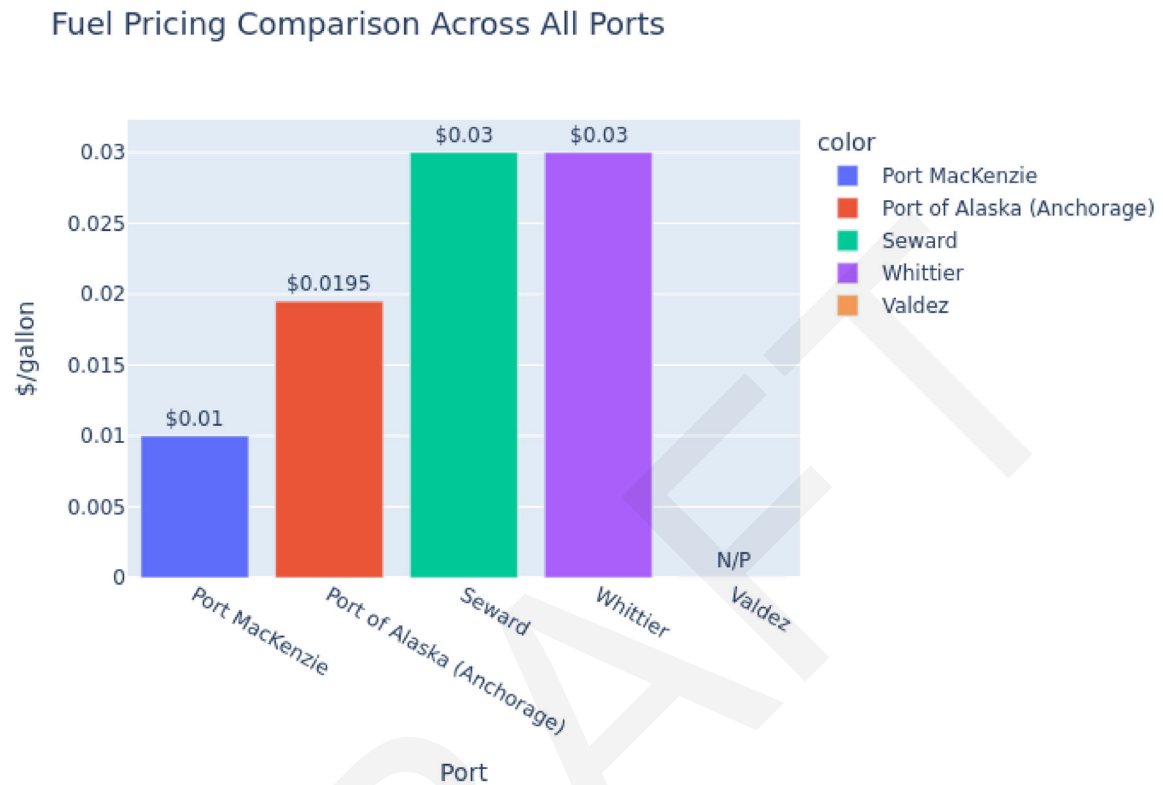
Corinne Lindfors, Assistant Op. Manager

Dane Crowley, Chairperson

Minutes Approved _____

Visual: Fuel Pricing (Full Page)

Comparison of fuel rates across all ports with original bar graph and annotations.

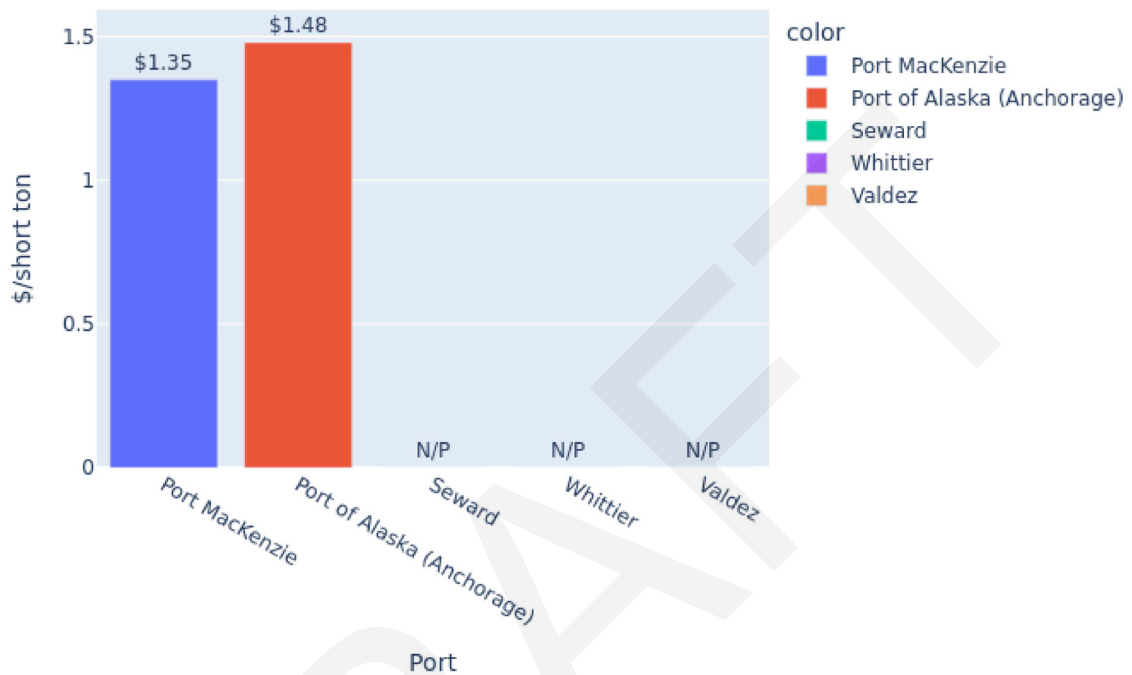


Notes: Rates reflect most recent published tariffs as of Dec 2025. Ports with N/P (Not Published) show as 0 in chart but are

Visual: Sand Pricing (Full Page)

Comparison of sand rates across all ports with original bar graph and annotations.

Sand Pricing Comparison Across All Ports

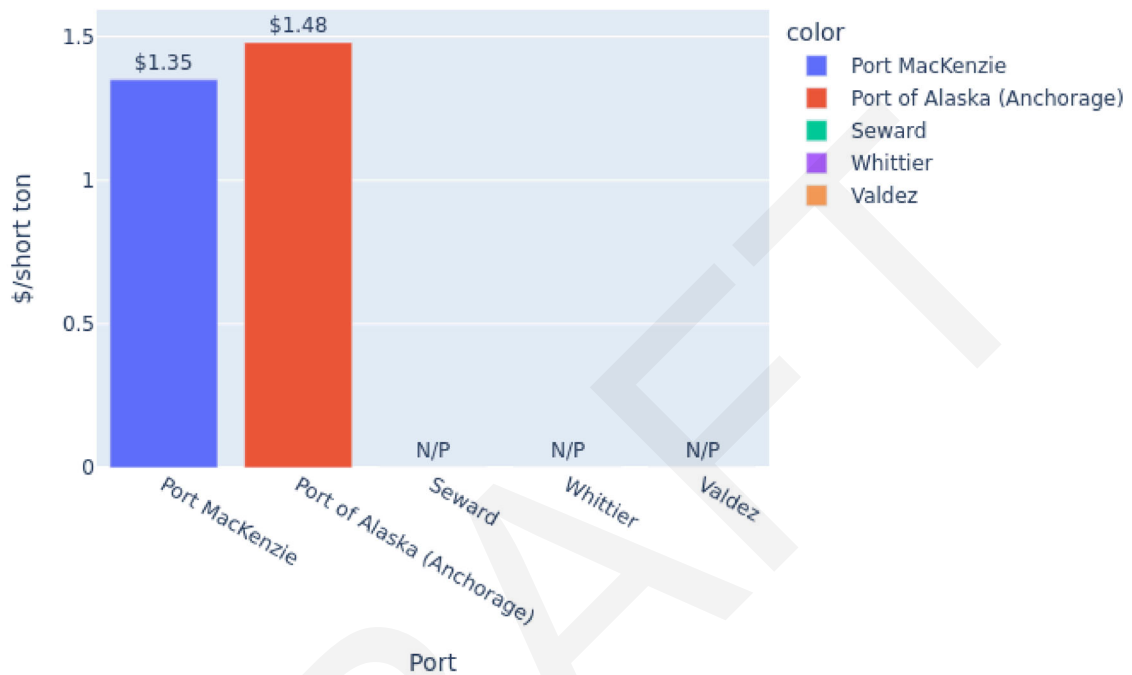


Notes: Rates reflect most recent published tariffs as of Dec 2025. Ports with N/P (Not Published) show as 0 in chart but are

Visual: Aggregates Pricing (Full Page)

Comparison of aggregate rates across all ports with original bar graph and annotations.

Aggregates Pricing Comparison Across All Ports



Notes: Rates reflect most recent published tariffs as of Dec 2025. Ports with N/P (Not Published) show as 0 in chart but are

Visual: Salt Pricing (Full Page)

Comparison of salt rates across all ports with original bar graph and annotations.

Salt Pricing Comparison Across All Ports

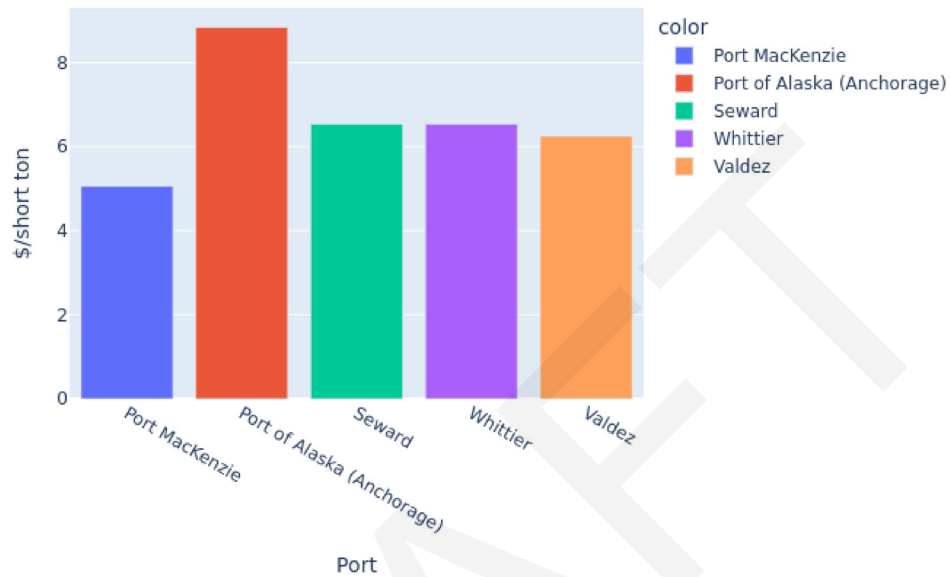


Notes: Rates reflect most recent published tariffs as of Dec 2025. Ports with N/P (Not Published) show as 0 in chart but are

Visual: Construction Materials Pricing

Comparison of rates for construction materials across ports.

Construction Materials Pricing Comparison



Notes: Rates reflect most recent published tariffs as of Dec 2025. Lower bars indicate lower cost and higher competitiveness

Visual: Construction Equipment Pricing (Full Page)

Comparison of construction equipment rates across all ports with original bar graph and annotations.

Construction Equipment Pricing Comparison Across All Ports



Notes: Rates reflect most recent published tariffs as of Dec 2025. Anchorage uses per-unit pricing (Items 266/268), not \$/sh

Port MacKenzie

Port Pricing Comparison Report

Fuel, Aggregates, Salt, Sand, Construction Materials & Equipment

Date: December 2025

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Comparison Table

Commodity	Unit	Port MacKenzie	Port of Alaska (Anchorage)	Seward	Whittier	Valdez	Notes
Fuel (bulk transfer)	\$/gallon	0.01	0.0195	0.03	0.03	nan	PM: Sec IV.B.3; Anchorage: Item 260; Seward/Whittier: Item 260; Valdez N/P
Aggregates (gravel/rock/sand class)	\$/short ton	1.35	1.48	nan	nan	nan	Seward & Whittier: gravel/rock by request; Valdez N/P
Salt	\$/short ton	1.35	3.69	6.54	6.54	6.25	Anchorage: Item 253; Seward/Whittier: Item 260; Valdez: Freight NOS \$6.25
Sand	\$/short ton	1.35	1.48	6.54	6.54	6.25	Anchorage: Item 251; Seward/Whittier: Item 260; Valdez: Freight NOS \$6.25
Construction materials (general)	\$/short ton	5.06	8.84	6.54	6.54	6.25	Anchorage: Item 252; Seward/Whittier: Item 260; Valdez: Freight NOS \$6.25
Construction equipment	\$/short ton or per unit	12.28	nan	6.54	6.54	6.25	Anchorage per unit (Items 266/268)

Summary

- Fuel per gallon: PM \$0.01/gal; Anchorage \$0.0195/gal; Seward/Whittier \$0.03/gal; Valdez N/P.
- Aggregates: PM \$1.35/ST; Anchorage \$1.48/ST; Seward/Whittier by request; Valdez N/P.
- Salt: PM \$1.35/ST; Anchorage \$3.69/ST; Seward/Whittier \$6.54/ST (NOS); Valdez \$6.25/ST (NOS).
- Sand: PM \$1.35/ST; Anchorage \$1.48/ST; Seward/Whittier \$6.54/ST (NOS); Valdez \$6.25/ST (NOS).
- Construction materials: PM \$5.06/ST; Anchorage \$8.84/ST (Freight NOS); Seward/Whittier \$6.54/ST (NOS); Valdez \$6.25/ST (NOS).
- Construction equipment: PM \$12.28/ST; Seward/Whittier \$6.54/ST (NOS); Valdez \$6.25/ST (NOS); Anchorage per-unit (Items 266/268).

Notes

- Data Sources: Tariffs provided by user and official published documents:
 - - Port MacKenzie Tariff No. 3 (Matanuska-Susitna Borough)
 - - Port of Alaska (Anchorage) Terminal Tariff 10.1
 - - ARRC Seward Terminal Tariff ARR 600-C
 - - ARRC Whittier Terminal Tariff ARR 601-B
 - - City of Valdez Terminal Tariff 100-24
- Commodities included: Fuel (per gallon), Aggregates, Salt, Sand, Construction Materials, Construction Equipment.
- Passenger fees and unrelated charges have been excluded per user request.
- Handling of N/P (Not Published): Where a port does not publish a rate for a commodity, 'N/P' is shown in charts and tables.
- Anchorage equipment pricing caveat: Anchorage uses per-unit pricing for vehicles/heavy equipment (Items 266/268), not \$/short ton. Comparisons for equipment should consider this difference.
- Visuals: All charts are bar graphs for clarity. Fuel is shown per gallon; solids are shown per short ton.
- Interpretation: Lower bars indicate lower cost and higher competitiveness for that commodity/service.
- Effective Dates: Rates reflect most recent published tariffs as of Dec 2025.